

COMMUNITY DEVELOPMENT COMMITTEE
MEETING MINUTES OF SEPTEMBER 3, 2014
CITY HALL WEST CONFERENCE ROOM
CITY OF WYOMING, MICHIGAN

MEMBERS PRESENT: Balk, Blok, DeJager, Hall, Krenz, Lopez, Ziemba

MEMBERS ABSENT: None

STAFF PRESENT: Rynbrandt, Director of Community Services
Lucar, Administrative Aide

Call to Order

Chairman Hall called the meeting to order at 6:32 p.m.

Approval of Agenda

Motion by Ziemba, supported by DeJager, to approve the agenda as presented. Motion carried unanimously.

Approval of Prior Committee Minutes

Motion by DeJager, supported by Ziemba, to approve the prior meeting minutes of August 6, 2014. Motion carried unanimously.

FY 2013-2014 CAPER Review (Year End Reporting to HUD)

Lucar highlighted some of the key items in the FY 2013-2014 Consolidated Annual Performance & Evaluation Report (CAPER) for the committee. We expected to have \$976,413 available for the Community Development Block Grant Program during the period beginning July 1, 2013 through June 30, 2014. This amount consisted of \$529,825 in an annual entitlement grant from HUD, \$147,940 from anticipated program income and \$298,648 to be reprogrammed from prior years. A total of \$858,218 was spent this reporting period, with a total of \$93,267 received from program income. We spent \$373,158 on housing rehabilitation programs and support services. We spent 100% of our funds for programs benefiting low and moderate income persons. Two major Public Facility Improvement projects were accomplished - renovation of the Wyoming Senior Center Community Room and demolition/construction of a new

concession/restroom building in Pinery Park. While Clearance/Demolition is identified as a priority, there were no applicants that met the low/moderate-income qualifications for this activity. Regarding Code Enforcement, the amount of \$124,000 was originally proposed in the Annual Plan for this activity, but was reduced to \$55,000 to recognize loss of income from Code Enforcement remediation activities. The changes were required per HUD monitoring.

Public Hearing on CAPER

Chair Hall opened the public hearing at 6:45 p.m.

James Johnson, a resident of Wyoming, asked if the contractors used for the housing rehabilitation program are from the city of Wyoming. Rynbrandt responded that any general contractor can apply for the program, regardless of where they live. Once approved and registered as a general contractor for the program, they would have the opportunity to bid on all housing rehabilitation projects.

There were a total of three people in attendance from the public.

Chair Hall closed the public hearing at 6:47 p.m.

Motion by Ziemba, supported by Lopez, to accept the FY 2013-2014 Consolidated Annual Performance & Evaluation Report (CAPER) as presented. Motion carried unanimously.

Public Comment on Agenda Items

There were no other public comments.

Receipt of 2013-2014 Sub-Recipient Reports

Code Enforcement – Rynbrandt highlighted key items in the report and presented data showing comparisons from prior years. She pointed out that only 32% of all code enforcement complaints came from CDBG low/moderate-income areas, and this number has continued to decline over the years. Out of 550 complaints in these areas, there were 2,230 inspections done. She discussed how code enforcement is an important strategy in preventing blight.

2014-2015 Action Plan/Grant Update

Action Plan & Environmental Approval – We have received authorization to spend our 2014-2015 grant of \$479,632. The Environmental Review has also been approved. The unexpended amount of \$138,320 will be carried over from 2013-2014, for a total available amount of \$617,952. After the CAPER is approved by HUD, a decision will need to be made as to how to spend the \$138,952 amount. It could either be held in fund balance and reprogrammed to FY 2015-16, or there could be a mid-year adjustment in 2014-15 funding. The amount designated for Housing Rehabilitation could be increased since there is still a long waiting list for this program. Rynbrandt mentioned CDBG monies could possibly be used towards the City's tornado relief efforts in the Ideal Park neighborhood. The neighborhood is not in a low/moderate-income designated area, but it could possibly be qualified by an income survey (at least 51% of residents low/moderate income) or be categorized as urgent need. This will have to be explored with HUD. Currently, Clearance/ Demolition funds can be used in this neighborhood as long as the homeowner meets the HUD income requirements.

Community Development Review Focus Group Update

Rynbrandt referred to the Director's notes included in the agenda packet. The group continues to explore ways to collaborate with the three jurisdictions – Wyoming, Grand Rapids and Kent County. A comparison is being done of the jurisdictions' sub-recipient agreements. Also, the City has received a one-year extension to its 2010-2014 Five Year Consolidated Plan to align with the City of Grand Rapids and Kent County for possible regional planning purposes.

Committee Member Concerns & Suggestions

Chair Hall mentioned the new 28 West sign on 28th Street. He asked for an update on the 28th Street redevelopment process. Rynbrandt informed the Committee of the progress being made in this regard, and showed them the fly-through 28 West video. She mentioned the Form Based Code for this area is complete, with the purpose of providing increased flexibility for potential developers. Good Will and Wimsatt redevelopment projects, initiated prior to the FBC's adoption, are recent developments that are built to the Form Based Code standards in many regards. City funds will be used to begin construction of the crescent street as the Wyoming Village Mall property is redeveloped.

Public Comment

There were no other public comments.

Adjournment

Motion by DeJager, supported by Lopez, to adjourn the meeting. Motion carried unanimously.

The meeting was adjourned at 7:40 p.m.

The Committee will meet again on **October 1, 2014 at 6:30 p.m.**

Rynbrandt mentioned the November and December meetings may be lengthy due to review of the Letter of Intent submissions and subsequent interviews.

Kimberly S. Lucar, Administrative Aide